

# TYPE II REVIEW/OPTIONAL SEPA AND LIKELY DETERMINATION OF NON-SIGNIFICANCE

(Form DS1303)



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## NOTICE OF DEVELOPMENT REVIEW APPLICATION (Type II) AND LIKELY SEPA DNS

The Clark County Department of Community Development has received an application for development review, as described below. This application is subject to public notice and administrative review (no public hearing) conducted pursuant to Clark County Code (CCC) Chapter 18.600, and other applicable laws as listed below. The County, as SEPA lead agency, expects to issue a **Determination of Non-Significance (DNS)**.

**Project Name:** 73<sup>rd</sup> Street Development

**Case No:** PSR2003-00010; SEP2003-00011; ARC2003-00002

**Request:** The applicant is requesting Site Plan Review Approval and Boundary Line Adjustment to occur in 3 phases as follows: In Phase I, the applicant proposes to construct an 11,900 square foot mini-warehouse including office space; in Phase 2, the applicant proposes to boundary line adjust (BLA) a 15,238 square foot parcel zoned R1-7.5 into two single-family residential lots; and, in Phase 3, the applicant proposes to construct a two-story professional office with a total floor area of 10,450 square feet.

Your response to this notice may be your only opportunity to comment on the environmental impacts of this proposal. However, the proposal may already include impact mitigation measures in conformance with adopted development standards and applicable laws noted below. In addition, the development review process may result in mitigation measures being incorporated or required as a condition of approval. A copy of the combined Development Review/SEPA Checklist Review Staff Report and SEPA Threshold Determination, when completed, will be available for viewing at 1408 Franklin Street, Vancouver, and may be obtained upon request.

A SEPA threshold determination is required by state law and Clark County Code (CCC), Section 20.06.030. Based on a review of the submitted application materials, the County expects to issue a Determination of Non-Significance (DNS) for the proposal pursuant to the "optional DNS process" allowed by state law and CCC 20.06.045.

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**Location:** 7306 NE Hazel Dell Avenue

**Applicant/Representative:** Jolly-Foster Group  
Attn: Major Foster  
2220 H Street  
Vancouver, WA 98663  
(360) 696-4974; (360) 696-4985 FAX  
E-mail: [majorfoster@qwest.net](mailto:majorfoster@qwest.net)

**Staff Contact:** Michael Uduk, Extension: 4385

**Neighborhood Contact:** West Hazel Dell NA  
Della (Kemp) Helmick  
901 NW 87<sup>th</sup> Street  
Vancouver WA 98665  
360-546-5674  
Whdna@aol.com

**Legal Description of Property:**

Tax lots 100 (148009), 196 (148095), and 257 (148147) located in the NE ¼ of Section 10, Township 2 North, Range 1 East of the Willamette Meridian.

**Plan / Zone Designation:**

General Commercial (GC) & Urban Low (UL) / Limited Commercial (CL) & Single-Family District (R1-7.5)

**Approval Standards/Applicable Laws:**

Clark County Code Chapter 12.05A (Transportation Standards), 18.313 (Commercial Districts, CL), 18.402A (Site Plan Review Standards), 18.307 (Single-family Residential District (R1-7.5), 17.103.020 (I) (Boundary Line Adjustment), 13.70 (Critical Aquifer Recharge Area, CARA), 12.41 (Transportation Concurrence), 13.29 (Stormwater & Erosion Control Ordinance), 15.12 (Fire Protection), 20.05.025-3k (Archaeology), 18.409 (Signs), 20.50 (SEPA), 18.65 (Impact Fees)

**Application & Fully Complete Date:**

Application Filed: February 6, 2003  
Fully Complete: March 17, 2003

**SEPA Options:**

As lead agency under the State Environmental Policy Act (SEPA) Rules [Chapter 197-11, Washington Administrative Code (WAC)], Clark County must determine if there are possible significant adverse environmental impacts associated with this proposal. The options include the following:

- **DS = Determination of Significance** (The impacts cannot be mitigated through conditions of approval and, therefore, requiring the preparation of an Environmental Impact Statement (EIS);
- **MDNS = Mitigated Determination of Non-Significance** (The impacts can be mitigated through conditions of approval), or;
- **DNS = Determination of Non-Significance** (The impacts can be addressed by applying the County Code).

### **Timelines/Process:**

Preliminary approval of a plat alteration shall be considered a Type II application pursuant to CCC 18.600. Under this provision, a public hearing shall be required for plat alteration proposals if a hearing is requested by any person within twenty-one (21) days from the date the public comment period began or if the department determines that the public hearing is within the public interest.

Decisions on Type II Applications are made within 78 calendar days of the Fully Complete date (noted above), unless placed on hold for the submittal of additional information. Information regarding this application can be obtained by contacting Rosie Hsiao, at (360) 397-2375, Ext. 4335, or the Public Service Center, Development Services Division, 1300 Franklin Street, Vancouver, Washington. Office hours are from 8:00-5:00 p.m., Monday through Friday.

Note: If an accurate mailing address for those submitting comment is not included, they will not qualify as a "Party of Record" and, therefore, will not have standing to appeal the decision.

### **Appeals:**

Appeals of the SEPA threshold determination must be made in writing and accompanied by a **\$175** appeal fee, within fourteen (14) calendar days of the issuance of the threshold determination. NOTE: This notice does NOT constitute a threshold determination. It is only the notice of a potential determination that will be made after the comment period expires.

Appeal procedures for SEPA decisions can vary according to the type of decision being reached. Please contact the Community Development Department with questions about appeals.

### **Public Comment:**

The public is encouraged to comment on this proposal. Comments received by the closing date noted below will be considered in the final SEPA threshold determination and development review staff report. This notice is intended to inform potentially interested parties about the application and invite written comments regarding any concerns.

No additional comment period will be provided, unless probable significant environmental impacts are identified during the review process that would require additional study or special mitigation.

Anyone who submits comments to the County in response to this notice will be considered a party of record and will be mailed a copy of that staff report and determination.

Please address your comments to:

**Attn: Michael Uduk  
Public Service Center  
Department of Community Development  
1300 Franklin Street  
P.O. Box 9810  
Vancouver, WA. 98666-9810  
Phone: (360) 397-2375; Fax: (360) 397-2011  
Web Page at: <http://www.clark.wa.gov>  
[michael.uduk@clark.wa.gov](mailto:michael.uduk@clark.wa.gov)**

**Date of this Notice: March 26, 2003**

**Closing Date for Public Comments:**

**April 9, 2003**

***(This notice is being provided to agencies with jurisdiction, including the Department of Ecology, affected tribes, and local agencies whose services would be impacted by implementation of this proposal.)***